

085.0

0004

0005.A

Map

Block

Lot

1 of 1
CARD

ARLINGTON

Total Card / Total Parcel

59,600 /

59,600

59,600 /

59,600

59,600 /

59,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	ELDER TERR, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: TREMBLAY BEAU GUY	
Owner 2: TREMBLAY KATHERINE E	
Owner 3:	

Street 1: 25 ELDER TERR	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: HUSSAIN TALIB S & ELIANA F -
Owner 2: -
Street 1: 25 ELDER TERR
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains 5,912 Sq. Ft. of land mainly classified as Undev. Land with a N/A Building built about 0, having primarily N/A Exterior and Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl % Infl % Appraised Alt % Spec J Fact Use Value Notes

132 Undev. Land	5912	Sq. Ft.	Site	0	70.	0.14	6		Road Co	-5	Unbuild	-85		59,587			59,600
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IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
132		5912.000			59,600	59,600			53523
									GIS Ref
Total Card		0.136			59,600	59,600	Entered Lot Size		GIS Ref
Total Parcel		0.136			59,600	59,600	Total Land:		Insp Date
Source: Market Adj Cost				Total Value per SQ unit /Card: N/A		/Parcel: N/A	Land Unit Type:		01/13/00

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	132	FV		0	5,912.	59,600	59,600	59,600 Year End Roll
2019	132	FV		0	5,912.	58,700	58,700	58,700 Year End Roll
2018	132	FV		0	5,912.	45,100	45,100	45,100 Year End Roll
2017	132	FV		0	5,912.	42,600	42,600	42,600 Year End Roll
2016	132	FV		0	5,912.	39,200	39,200	39,200 Year End
2015	132	FV		0	5,912.	36,600	36,600	36,600 Year End Roll
2014	132	FV		0	5,912.	33,700	33,700	33,700 Year End Roll
2013	132	FV		0	5,912.	33,700	33,700	33,700

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUSSAIN TALIB S	71566-258	1	8/31/2018	Mult Lots	830,000	No	No		
CANTLON BENJAMI	43648-434		9/24/2004	Mult Lots	436,000	No	No		
PHIPPS JOHN L	41471-590		11/20/2003	Mult Lots	400,000	No	No		
	9295-602		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/13/2000		Vacant Lot						
1/2/1992								

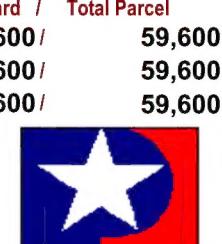
ACTIVITY INFORMATION

Date	Result	By	Name
1/13/2000	Vacant Lot	276	PATRIOT
1/2/1992			

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /



EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH								
Type:			Full Bath:	Rating:		UNPAVED.											
Sty Ht:	0 - 1 St condo		A Bath:	Rating:													
(Liv) Units:	0	Total: 0	3/4 Bath:	Rating:													
Foundation:			A 3QBth:	Rating:													
Frame:			1/2 Bath:	Rating:													
Prime Wall:			A HBth:	Rating:													
Sec Wall:		%	OthrFix:	Rating:													
Roof Struct:			OTHER FEATURES			RESIDENTIAL GRID											
Roof Cover:			Kits: 1	Rating: Average		1st Res Grid	Desc: Line 1	# Units:									
Color:			A Kits:	Rating:		Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:			Frl:	Rating:		Other											
GENERAL INFORMATION			WSFlue:	Rating:		Upper											
Grade:			CONDO INFORMATION			Lvl 2											
Year Blt: 0	Eff Yr Blt:		Location:			Lvl 1											
Alt LUC:	Alt %:		Total Units:			Lower											
Jurisdict:	Fact: .		Floor:			Totals	RMs: 0	BRs: 0	Baths: HB								
Const Mod:			% Own:			REMODELING			RES BREAKDOWN								
Lump Sum Adj:			Name:			Exterior:	No Unit	RMS	BRS	FL							
INTERIOR INFORMATION			DEPRECIATION			Interior:		0	0								
Avg Ht/FL:	STD		Phys Cond:	AV - Average	0.0 %	Additions:											
Prim Int Wall:	6 - Average		Functional:			Kitchen:											
Sec Int Wall:		%	Economic:			Baths:											
Partition:	T - Typical		Special:			Plumbing:											
Prim Floors:			Override:			Electric:											
Sec Floors:		%	Total:	0	%	Heating:											
Bsmnt Flr:			CALC SUMMARY			General:	0										
Subfloor:			Basic \$ / SQ:			COMPARABLE SALES			SUB AREA								
Bsmnt Gar:			Size Adj.: 1.00000000			Rate	Parcel ID	Typ	Date	Sale Price							
Electric:	3 - Typical		Const Adj.: 1.00000000														
Insulation:	2 - Typical		Adj \$ / SQ:														
Int vs Ext:			Other Features:														
Heat Fuel:			Grade Factor:														
Heat Type:			NBHD Inf: 1.00000000														
# Heat Sys:			NBHD Mod:														
% Heated:	100	% AC:	LUC Factor: 1.00														
Solar HW:	NO	Central Vac:	Adj Total:														
% Com Wall:	% Sprinkled:		Depreciation:			Juris. Factor:		Before Depr:	0.00								
			Deprecated Total:			Special Features:	0	Val/Su Net:									
						Final Total:		Val/Su SzAd:									
MOBILE HOME			Make:			Year:		Color:		IMAGE							
SPEC FEATURES/YARD ITEMS			Model:			Serial #:				AssessPro Patriot Properties, Inc							
PARCEL ID 085.0-0004-0005.A																	
Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:			Total Special Features:						Total:							